



Preliminary Plat Application Narrative

Revised 6-30-06

INTRODUCTION:

The preliminary plat for Vivenda integrates the Property's desert setting as the foundation, creating an enjoyable community with the beauty of its natural setting. Adjacent to the McDowell Sonoran Preserve, Vivenda offers residents a picturesque view of the sun rising above the mountains, providing a striking backdrop for the Community.

SITE LOCATION:

Situated at the northeast corner of Pinnacle Peak Road and 128th Street, Vivenda is an assemblage of nine (9) separate parcels totaling approximately seventy-five (75) gross acres. Assembling the Property ensures the area will be an integrated community and not a series of separate "wildcat" subdivisions having historically taken place in this area.

The Property is adjacent to the McDowell Sonoran Preserve and currently unimproved, native desert land. Although vacant desert immediately surrounds the Property, neighboring communities such as Sonoran Crest, Granite Ridge and Saguaro Canyon are currently being developed.

REQUEST:

The purpose of this application is to request preliminary plat approval for twenty-five (25) lots for an approximately seventy-five (75) acre community known as Vivenda. Current zoning for the property is R1-130 ESL, per the City Zoning Map, and situated within the upper desert landform. According to the City of Scottsdale General Plan 2020, this area is designated as Rural Residential, and densities within this category are usually one house per one acre (or more) of land. Per the underlying R1-130 zoning district, the maximum density is 0.335 dwelling units per acre. Because this site is located within the upper desert landform, it is not eligible to utilize the density incentive or density transfer options within the ESLO provisions like recent development proposals in the area. However, the proposed density (0.33 du/ac) complies with the underlying zoning district and the City's General Plan.

NEIGHBORHOOD INVOLVEMENT

The Project Team has been in communication with adjacent property owners, City staff, and other stakeholders as part of this application. Refer to the Neighborhood Involvement Report for specific comments.

DESIGN:

The Project Team is committed to developing a quality community in keeping with the character of the Dynamite Foothills area and in compliance with the regulations of the City of Scottsdale Environmentally Sensitive Lands (ESL) Ordinance. To achieve an environmentally sensitive community, the Project Team utilizes amended development standards, which promotes the integration of the Development into the existing environment.



Vivenda contains several washes and other naturally occurring environmental conditions that would be adversely impacted using traditional development techniques allowed under the R1-130 development standards. In order to protect and preserve the numerous environmental elements on the sites, the Project Team is proposing amended development standards as allowed in the Section 6.1083 in the City of Scottsdale ESL Ordinance. We offer the following justification for the request:

1. Natural Area Open Space (NAOS): The conceptual NAOS plan includes approximately 15.47 acres more than the total amount of NAOS required. This is an increase of approximately 52% more NAOS. (15.47 acres additional / 29.86 acres required = 51.8%)
2. Density: No additional density is achieved with the proposed amended development standards. The modified standards allow greater flexibility in the placement of lots and roads around the natural features. This flexibility ultimately benefits the Community and the surrounding area.
3. Drainage Patterns and Wildlife Corridors: The curvilinear street pattern and varied lot lines create an opportunity to manage naturally occurring drainage patterns through the site. Utilizing amended development standards minimizes the number of wash crossings and overall impact to desert compared to the traditional "grid" development patterns.
4. Site Plan: The amended development standards allow creativity and environmental sensitivity in the planning of each development.
5. Varied Lot Configurations: The varied street alignment and lot configurations allow for a unique plan responding to the topography and drainage patterns without resorting to a "grid" pattern layout to achieve the allowed density on the site.

In addition to the ESL Ordinance, the Dynamite Foothills Character Area Plan (DFCAP) and the City of Scottsdale General Plan provide the framework for the site planning and theming of the Vivenda Community. A summary of the principles, guidelines and standards set forth by the Scottsdale's General Plan and DFCAP - Design and Performance Guidelines instrumental in the design of the Community are provided below.

The City of Scottsdale General Plan:

Preservation and Environmental Planning:

- Commitment to preserving the Sonoran Desert and mountains for the purpose of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, and providing appropriate access for passive outdoor recreational opportunities for residents and visitors.



Character and Design:

- **Rural/Rural Desert Character Types**
 - The identity and natural desert character of this district are be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.
 - Preserve the natural character of the land and natural drainage corridors.
 - Maintain desert vegetation in the form of common open-space areas and/or on individual lots.
 - The impacts of development on desert preservation are minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments.

Dynamite Foothills Character Area Plan - Design and Performance Guidelines:

- Lots have well defined construction envelopes so that encroachment into natural areas is minimized.
- Construction pads for individual homes respond to the natural form of the land, provide visual breaks between houses, and minimize areas, which are disturbed between pads.
- Construction envelopes are designated prior to the development of the site to protect the natural desert areas from construction encroachment. The natural desert areas will be clearly identified and preserved in the field by roping off, or other acceptable methodology.
- Maximum building height will be limited to twenty-four feet in accordance with the ESL Ordinance.
- Lawn areas will be surrounded by buildings or walls of at least 3 feet in height. Wall colors and textures will blend into the surrounding natural desert setting.
- Colors and textures of buildings shall blend into the adjacent natural desert setting.
- Indigenous and rustic types of building and plant materials are utilized at entry feature.
- Promote wildlife movement and encouraging native landscaping rather than long continuous walls.

LANDSCAPE ARCHITECTURE:

The proposed landscape architecture will compliment and be compatible with the existing vegetation. Areas disturbed by necessary construction will be revegetated to match the existing plant palette and density.



ARCHEOLOGICAL SURVEY:

Boloyan Archaeological Services (Boloyan) completed an archeological survey on the Property in November of 2005. No archeological remains were identified on the Property. Consequently, Boloyan has determined no significant prehistoric or historic properties are affected, and a Certificate of No Effect is recommended. However, in the unlikely event cultural remains of a significant historic, pre-historic or archeological nature are unearthed during construction, all work on the site will be halted immediately, and until such time that the Arizona State Museum is notified in accordance with ARS 41-865 and a professional archeologist has been retained to determine the archeological significance and extent of the land coverage.

INFRASTRUCTURE:

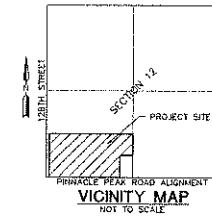
Access into the Community will be from 128th Street via Ranch Gate Road and will include vehicular gates or card access for residents. Several washes cross the site. Consequently, the Project Team proposes access into the community via 128th Street, at the northwest corner of the property. By doing so, the number of wash crossings is minimized and the site plan is more responsive to the existing conditions. Since the land slopes to the northeast, one lift station is proposed, redirecting the gravity fed sewer back to 128th Street, where it will connect into the proposed 8" line. Additionally, retention basins are located throughout the community and located within tracts.

CONCLUSION:

Vivenda will be developed in an environmentally sensitive manner with careful attention paid to stormwater drainage and establishment of open space. The planning and future design process will preserve open space for the enjoyment of the Community's residents as well as creating natural retention/drainage corridors.

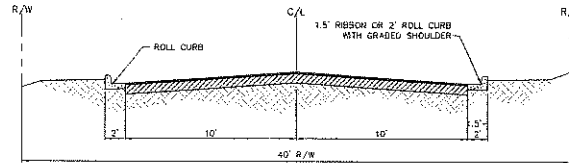
PRELIMINARY PLAT VIVIENDA

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



PLAT NOTES

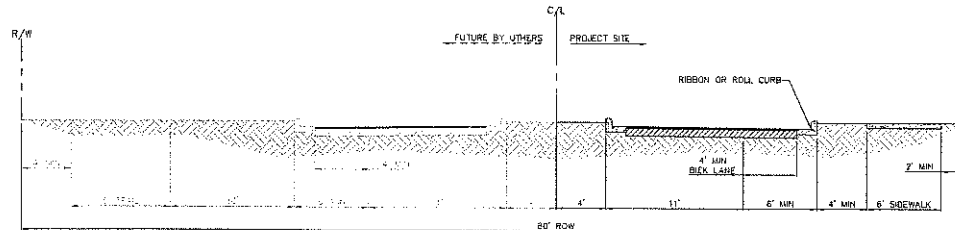
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
- THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, SCENIC CORRIDOR EASEMENT, PRIVATE STREETS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. NORMALLY AFTER THE FINAL PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC IN ORDER TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- AREAS WITHIN THE SIGHT DISTANCE EASEMENT ARE TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT VISIBILITY EASEMENT SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
- TRACT E SHALL BE DEDICATED AS INGRESS/EGRESS FOR ADJACENT LOTS MAINTAINED BY THE HOME OWNER'S ASSOCIATION.



LOCAL RESIDENTIAL-RURAL/ESL
SCALE: N.T.S.

ESLO NOTES

- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE. THE ENTIRE NAOS WILL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE THROUGH EASEMENT, DONATION, AND DEDICATION TO THE CITY OR ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE OR LOWER ELEVATIONS.



MINOR COLLECTORS-RURAL/ESL
128TH STREET
SCALE: N.T.S.

SITE DATA

GROSS AREA: 74.39 AC.
NUMBER OF LOTS: 25
ZONING: R1-130 ESL
NAOS (SQ. FT.): 941,807 S.F.
MINIMUM LOT AREA (SQ. FT.): 97,500 S.F.
AVERAGE LOT AREA (SQ. FT.): 119,009 S.F.
ESL LANDFORMS: UPPER DESERT

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	QWEST

TRACT TABLE

TRACT NAME	AREA (AC)	LANDUSE
A	4.49	PRIVATE STREETS
B	0.28	OPEN SPACE
C	0.11	OPEN SPACE
D	0.18	WATER/SEWER EASEMENT
E	0.35	WATER/SEWER/ROAD ACCESS EASEMENT
F	0.45	WET STATION

ENGINEER

CAX, L.L.C.
7740 N. 18TH ST., SUITE 100
PHOENIX, ARIZONA 85020
PH: (602) 567-1900
FAX: (602) 567-1901
CONTACT: GREG SMITH
EMAIL: GSMITH@CAXINC.COM

DEVELOPER

REDCORP
7720 E. REDFIELD ROAD, SUITE 8
SCOTTSDALE, ARIZONA 85260
PH: (480) 991-2288
FAX: (480) 951-8414
CONTACT: GARY LANE

LANDSCAPE ARCHITECT

GILMORE PARSONS
2211 N. 7TH STREET
PHOENIX, ARIZONA 85006
CONTACT: STEPHEN C. PARSONS, L.A.
PH: (602) 266-5622
FAX: (602) 266-5707
EMAIL: SPARSONS@GILMORE.COM

BASIS OF BEARING

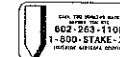
BASIS OF BEARING IS S89°44'20"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD INFORMATION

THE ENTIRE PROPERTY IS LOCATED IN ZONE "D" IN WHICH FLOOD HAZARDS ARE UNDETERMINED. ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP 04013C1260 E, PANEL 1260 OF 4350 DATED JULY 19, 2001.

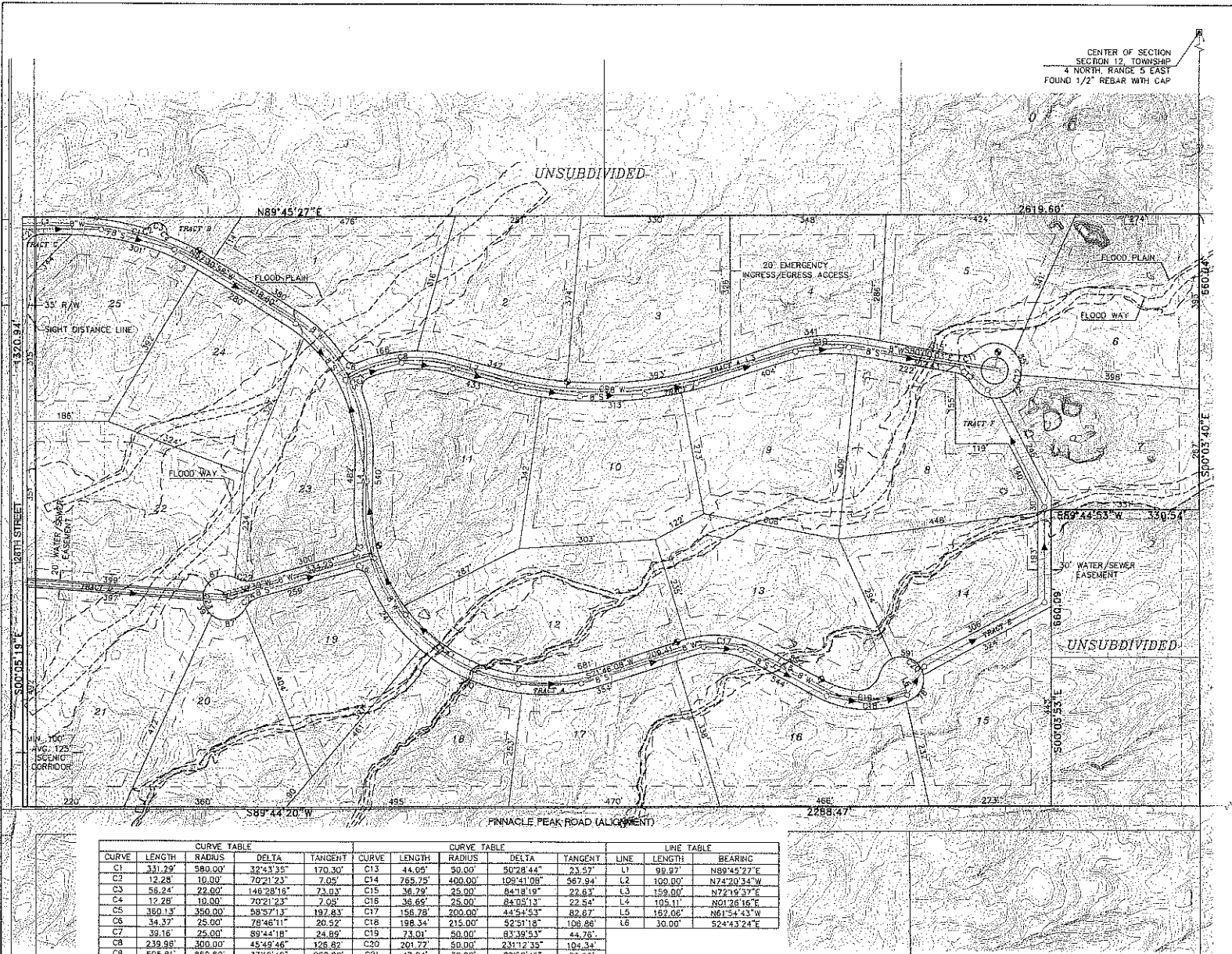
SHEET INDEX

PP01 COVER SHEET
PP02 PRELIMINARY PLAT
PP03 NAOS SHEET



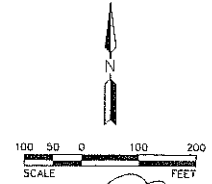
2-PP-2006
REV: 09/22/2006

2-10-2008 2:00 PM - THE CITY OF PHOENIX, AZ, IS THE SOLE PROPRIETOR OF THIS PLAN. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE CITY OF PHOENIX, AZ, OR ITS DESIGNATED AGENT. ANY OTHER REVISIONS SHALL BE MADE BY THE CITY OF PHOENIX, AZ, OR ITS DESIGNATED AGENT. ANY OTHER REVISIONS SHALL BE MADE BY THE CITY OF PHOENIX, AZ, OR ITS DESIGNATED AGENT.



- LEGEND**
- 8" GRAVITY SEWER LINE
 - ON-SITE FORCE MAIN
 - FIRE HYDRANT
 - PROPOSED WASH LIMITS
 - FLOODPLAIN
 - FLOODWAY
 - PROJECT BOUNDARY
 - EXISTING CONTOUR
 - RIGHT-OF-WAY
 - CENTERLINE
 - EXISTING FENCE LINE
 - NATURAL AREA OPEN SPACE (NAOS)
 - BUILDING SETBACK

SOUTH QUARTER CORNER
SECTION 12, TOWNSHIP 4
NORTH, RANGE 5 EAST
FOUND 3" BRASS CAP



THIS PLAN WAS PREPARED BY
602-263-1100
1-800-STAKE-IT
STAKE-IT ENGINEERING, INC.

CURVE TABLE				CURVE TABLE				LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	331.29'	280.00'	32°43'35"	170.30'	C13	44.05'	50.00'	50°28'44"	23.57'
C2	12.28'	10.00'	70°21'23"	7.05'	C14	265.25'	400.00'	109°41'08"	567.94'
C3	58.24'	22.00'	148°28'16"	73.03'	C15	36.29'	25.00'	84°18'19"	22.63'
C4	12.28'	10.00'	70°21'23"	7.05'	C16	36.66'	25.00'	84°05'13"	22.54'
C5	350.13'	350.00'	58°57'13"	197.83'	C17	156.78'	200.00'	44°54'53"	82.87'
C6	34.37'	25.00'	78°46'11"	20.52'	C18	198.34'	215.00'	52°39'18"	106.86'
C7	39.16'	25.00'	89°44'18"	24.89'	C19	73.01'	50.00'	87°39'53"	44.76'
C8	239.98'	300.00'	45°49'46"	126.82'	C20	201.72'	50.00'	231°12'35"	104.34'
C9	505.81'	869.50'	33°19'49"	260.29'	C21	47.04'	30.00'	89°30'46"	23.92'
C10	169.04'	350.00'	27°40'20"	86.20'	C22	38.77'	50.00'	45°34'23"	21.00'
C11	44.05'	50.00'	50°28'44"	23.57'	C23	236.62'	50.00'	271°08'46"	49.01'
C12	284.22'	60.00'	280°57'27"	49.50'	C24	38.77'	50.00'	45°34'23"	21.00'

7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 587-1100
FAX: (602) 587-1101
WWW.STAKE-IT.COM

STAKE-IT
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

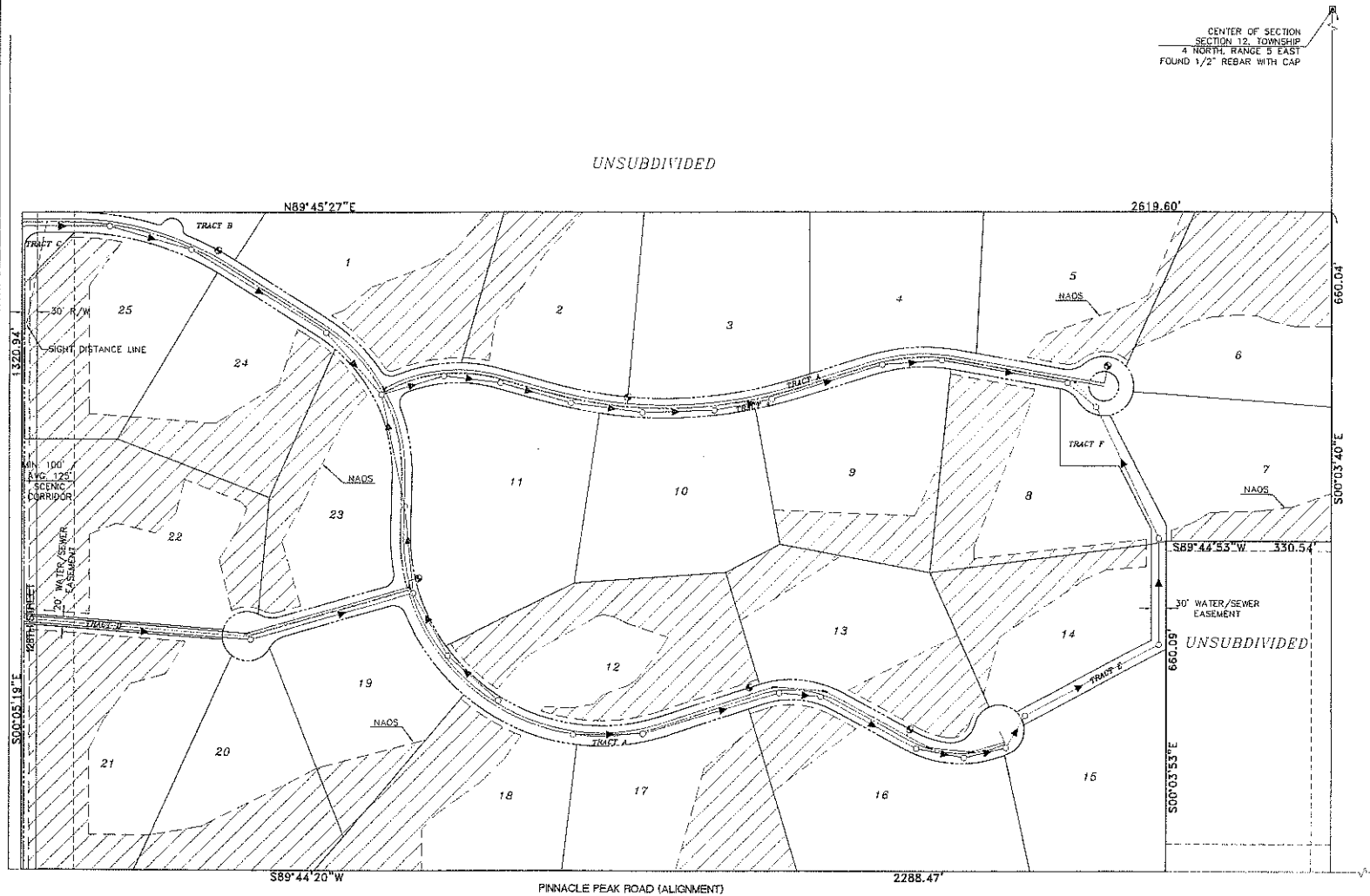
VIVIANA
128TH STREET AND PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA

PRELIMINARY PLAT

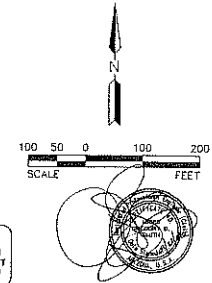
CLX PROJ. 7195 DATE: SEPT. 2008 SCALE: 1"=100'
DESIGNED: CMX DRAWN: JAL APPROVED: GRS
REV.

DWG. NO. **PP02**
SHEET 2 OF 3

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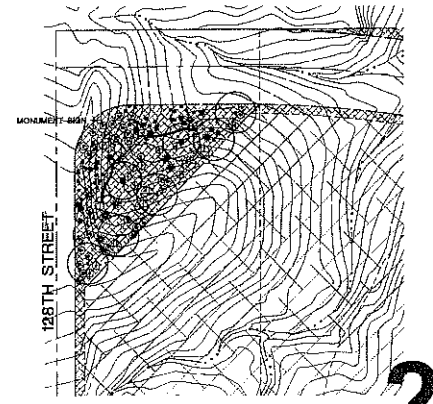


- LEGEND**
- 8" GRAVITY SEWER LINE
 - ONSITE FORCE MAIN
 - FIRE HYDRANT
 - PROPOSED WASH LIMITS
 - FLOODPLAIN
 - FLOODWAY
 - PROJECT BOUNDARY
 - EXISTING CONTOUR
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 - EXISTING FENCE LINE
 - NATURAL AREA OPEN SPACE (NAOS)

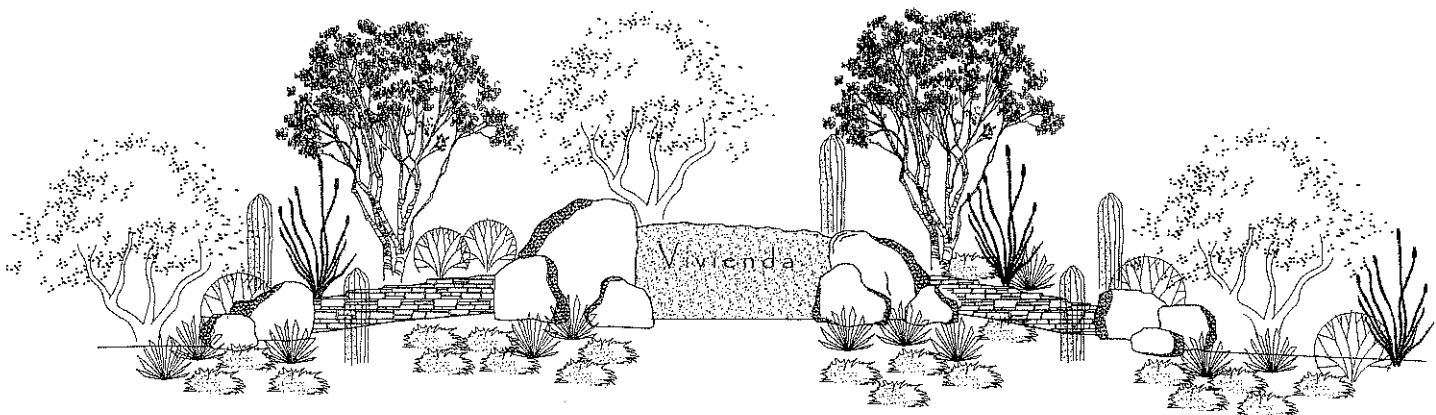


CMX PROJECT 7105
DATE: SEPT. 2006
SCALE: 1"=100'
DESIGNED: CMX
DRAWN: JAL
REV:
DWG. NO. PP03
SHT. 3 OF 3

<p>VIVIENDA 128TH STREET AND PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA</p>		<p>7740 N. 16TH ST. STE. 100 PHOENIX, AZ 85020 PHONE: (602) 857-1801 FAX: (602) 857-1801 WWW.CMXAZ.COM</p>
<p>CMX ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS</p>		<p>NAOS SHEET</p>
<p>DWG. NO. PP03 SHT. 3 OF 3</p>	<p>DATE: SEPT. 2006 SCALE: 1"=100' DESIGNED: CMX DRAWN: JAL REV:</p>	<p>APPROVED: JES</p>



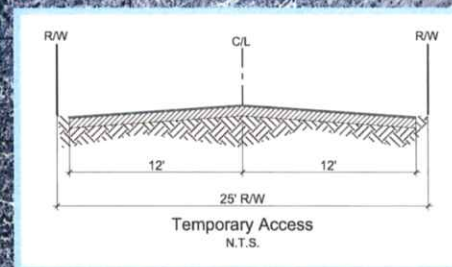
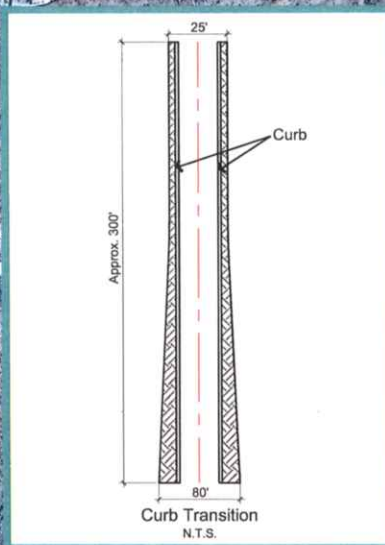
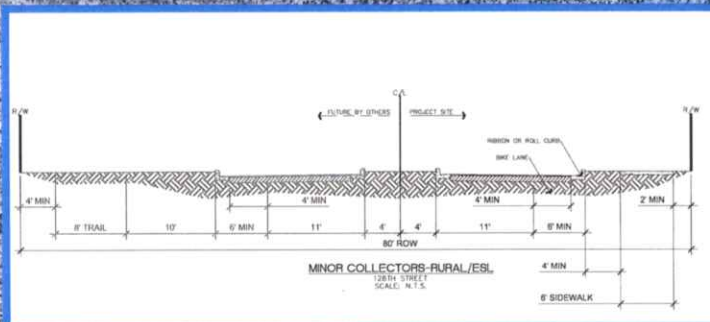
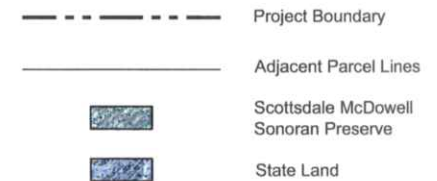
1 VIVIENDA ENTRY MONUMENT
1"=30'



2 ENTRY MONUMENT ELEVATION
1"=4'

2-PP-2006
REV: 09/22/2006

Paving Plan



2-PP-2006
REV: 09/22/2006

CMX Project Number: 7195
Project Manager: L. Dever
Designed By: CMX
Graphics By: N/A
Drawn By: J. Newbegin, G. Thompson, CD

September 21, 2006

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Vivienda

Scottsdale, Arizona
N.A.O.S. Exhibit



This site plan/N.A.O.S. plan is conceptual and subject to change through the design and development process.

Legend

- Project Boundary
- Lot Line
- Proposed Wash Limits
- Lift Station
- Rock Outcropping
- Revegetated N.A.O.S.
- Undisturbed N.A.O.S.
- Building Envelope
- Scottsdale McDowell Sonoran Preserve

Notes

- See preliminary plat for N.A.O.S. dedicated on plat.

2-PP-2006
REV: 09/22/2006

Site Data

All Calculations are given in square feet.

Required N.A.O.S.: 1,300,715 square feet
(40.1 % of gross site area)

Provided N.A.O.S.: 1,974,919 square feet
(60.9 % of gross site area)

Lot #	Lot Area S.F.	Building Footprint	Amount of Undisturbed N.A.O.S.		Min Area of Undisturbed N.A.O.S. Required	Amount of Revegetated N.A.O.S.		Min Area of Revegetated N.A.O.S. Required	Net Area of N.A.O.S. Provided	Total Area of N.A.O.S. Provided
			Undisturbed N.A.O.S. (S.F.)	Total N.A.O.S. (S.F.)		Undisturbed N.A.O.S. (S.F.)	Revegetated N.A.O.S. (S.F.)			
Lot 1	118,808	41,084	51,327	51,327	51,327	67,481	0	67,481	118,808	118,808
Lot 2	106,435	41,133	54,166	54,166	54,166	46,319	0	46,319	106,435	106,435
Lot 3	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 4	98,114	41,084	51,327	51,327	51,327	38,817	0	38,817	98,114	98,114
Lot 5	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 6	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 7	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 8	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 9	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 10	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 11	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 12	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 13	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 14	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 15	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 16	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 17	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 18	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 19	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 20	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 21	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 22	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 23	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 24	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
Lot 25	113,588	41,133	54,166	54,166	54,166	46,319	0	46,319	113,588	113,588
TOTAL	3,224,281	1,224,517	1,300,715	1,974,919	1,300,715	674,919	1,300,000	1,974,919	1,974,919	1,974,919

Example Lot



Note: Areas used for N.A.O.S. will be revegetated back to its natural state.

7740 North 18th Street
Suite 100
Phoenix, AZ 85020
P: 602.567.1900
F: 602.567.1901
www.cmx.com

September 20, 2006
CMX Project Number: 7195
Project Manager: R. Hilgert
Designed By: A. Panga / L. Dever
Graphics By: CMX
Drawn By: G. Thompson, CD

CMX Construction Management
11111 N. 19th Ave., Suite 100, Phoenix, AZ 85020
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